

LIMITATION TEXT  
AND  
PUD ZONING TEXT

**PROPOSED DISTRICT: L-C-2, Limited Commercial District; PUD-8, Planned Unit Development District**  
**PROPERTY ADDRESS: 6490 Harlem Road, Columbus, Ohio 43054**  
**OWNER: Sugar Run at New Albany Park, Ltd.**  
**APPLICANT: Lifestyle Communities, Ltd.**  
**DATE OF TEXT: March 4, 2010**  
**APPLICATION NUMBER: Z05-079**

**INTRODUCTION:** The site consists of 20.9+/- acres and is found southeast of and adjacent to the intersection of Central College Road and Harlem Road. The subject properties were annexed to the City of Columbus in 2004 and area currently zoned Rural. A portion of the property, comprised of 16.3+/- acres, is proposed for residential development with the balance (4.6 +/- acres) to be developed with commercial uses.

**I. SUBAREA: L-C-2**

**A. DESCRIPTION:** Subarea 1 is found in the western portion of the development. It shall consist of 4.6 +/- gross acres.

**B. PERMITTED USES:** Permitted uses in Subarea 1 shall be as follows unless otherwise indicated in this text:

1. Those uses found in Chapter 33353 (C-2, Commercial) of the Columbus City Code.
2. Police and/or fire stations, subject to the execution of a memorandum of understanding between the applicant and the City of Columbus; and

**C. DEVELOPMENT STANDARDS:** The applicable development standards for Subarea 1 area contained in Chapter 3353 (C-2, Commercial) unless otherwise indicated in this text.

**D. DENSITY, HEIGHT, LOT, AND SETBACK COMMITMENTS:**

1. The maximum density in this subarea shall not exceed 10,000 gross square feet of building per net acre.
2. The minimum setback from Central College Road and Harlem Road shall be 100 feet from the centerline for all buildings, parking, loading, and maneuvering areas.
3. The setback from interior streets shall be zero for all buildings and parking, loading and maneuvering areas. There shall be a zero setback for buildings and pavement from all interior property lines and from the shared boundary line between Subareas 1 and Subarea 2. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.
4. Maximum lot coverage of buildings and parking lots shall not exceed 70% of the site.

**E. ACCESS, LOADING, PARKING, AND OTHER TRAFFIC RELATED COMMITMENTS:**

1. All streets in this subarea shall be private.
2. Parking shall be provided in accordance with the relevant ratios established in the City of Columbus Code.

#### **F. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCREENING COMMITMENTS:**

1. Any surface parking lot adjacent to a public street shall be screened from the right-of-way with a minimum 4-foot high continuous planting hedge, fence, wall, earth mound, or any combination thereof.
2. The developer shall install trees at an average of 30 feet on center within the parking setback along all private streets. Street trees shall be installed and spaced 30 feet on center along Harlem Road and Central College Road.
3. Tree plantings shall be required within site parking and service areas. The number of trees shall be 1 tree for every 10 parking spaces. These trees plantings shall be at least 2 1/2 inch caliper at installation.
4. At least 50% of required tree plantings shall be integrated within parking or service areas. Existing trees of 2 1/2 inch caliper or greater may off-set 2/3 of this requirement.
5. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.
6. All loading docks shall be screened from public rights-of-way to a minimum height of six (6) feet by either fencing, walls, buildings, or any combination thereof.
7. Unless otherwise specified, the minimum size of all trees at installation shall be 2 1/2 inch caliper for deciduous shade trees, 5 feet in height for evergreens, and 1 1/2 inch caliper for ornamental trees.
8. The developer shall have his landscape design reviewed by a registered landscape architect or landscape designer.
9. All trees and landscaping shall be well-maintained. Dead items, shall be replaced within six months or the next planting season wherever occurs first.
10. Reasonable and good faith efforts will be made to preserve existing trees occurring within this CPD District. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
11. The developer shall install within the parking setback the New Albany white 4 board horse fence along its public street frontages except at access points.

#### **G. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND OTHER ENVIRONMENTAL COMMITMENTS:**

1. All external lighting in the area shall be cut-off type (down lighting) or decorative fixtures and shall provide no light spillage to off site parcels. Buildings and landscaping at entry locations into this subarea may be up-lit or down-lit provided that lighting does not spill over into the public right-of-way and that any ground mounted lighting shall be shielded and landscaped.
2. Security lighting shall be of the "motion sensor" type.
3. All external outdoor lighting fixtures shall be from the same of similar manufacturer's type to ensure compatibility.
4. Parking lot lighting standards shall not exceed 20 feet in height or 18 feet in height if within 100 feet of a residentially zoned area at the time of installation. The type of light shall be color corrected High Pressure Sodium

(HPS).

5. All new or relocated utility lines shall be installed underground.

6. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view from ground level by the same materials utilized on the building roof or exterior. Color shall also match the building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view at ground level by landscaping materials, walls, or fencing material utilizing materials that are complimentary to the character of the building.

**7. Ground mounted lighting shall be shielded and landscaped.**

#### **H. GRAPHICS AND SIGNAGE REQUIREMENTS:**

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-2, Commercial District classification and any variance to those requirements shall be submitted to the Columbus City Graphics Commission.

#### **I. ARCHITECTURAL STANDARDS:**

1. The following architectural standards shall apply to all C-2 and fire/police station uses in this subarea.

a. Individual buildings shall be finished using the same materials on all sides of the structure.

b. All buildings and portions thereof shall retain traditional buildings massing and shall incorporate elements and forms to reduce the scale of the buildings. These examples disguise large building massings with an overlay of smaller definable massing with appropriate hierarchy and scale.

c. Flat roofs are permitted but must have a parapet.

d. Buildings materials: The predominant exterior wall materials shall be natural in appearance and may consist of brick, brick veneer, stone, stone veneer, wood, or hardi-plank or similar products. Synthetic materials may be used only if they are natural in appearance. Metal and E.I.F.S. shall be allowed as accent features only.

e. Accessory buildings, whether attached or detached, shall be of similar design, materials, and construction as the nearest primary structure. Blank facades shall be prohibited. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.

f. The use of reflective and mirrored glass shall be prohibited.

2. For any office use the maximum building height shall be 2 ½ stories and the minimum building height shall be 1 ½ story in appearance

#### **MISCELLANEOUS PROVISION**

1. At the time of development the developer shall install a 5 foot wide sidewalk along the site's frontages on Central College Road and Harlem Road.

#### **2. CPD CRITERIA:**

A. Natural Environment: The site is located on the south side of Central College Road and the east side of Harlem Road. It is surrounded by nearby residential development and vacant ground.

B. Existing Land Use: The site is presently vacant land.

C. Circulation: Access to the site will be from Harlem Road and Central College Road.

D. Visual Form/Visibility: The size and character of all structures will be in context with the local area and comply with all standards set forth in this development text.

E. Proposed Development: The size, type and character of the proposed development will meet the zoning and land use standards set forth in this development text.

F. Traffic Behavior Patterns: It is anticipated that most traffic will access the site from either Harlem Road or Central College Road.

## **II. SUBAREA 2: PUD-8**

A. **DESCRIPTION**: Subarea 2 is found in the southern portion of the development. It shall consist of 16.3+/- gross acres.

B. **PERMITTED USES**: Permitted uses in Subarea 2 are as follows:

1. Those uses listed in Section 3333.02 (AR-12, Apartment District) of the Columbus City Code and single family dwelling units.
2. Mail structures; compactor building and clubhouse/pool.

C. **DEVELOPMENT STANDARDS**: The applicable development standards for Subarea 2 are contained in Chapter 3333 (AR, Apartment District) for multi-family unless otherwise indicated in this text.

### **D. DENSITY, HEIGHT, LOT, AND SETBACK COMMITMENTS:**

1. Multi-family
  - a. The maximum density for multi-family development shall be 102 units.
  - b. The setback line from Harlem Road shall be 100 feet from centerline for buildings and pavement.
  - c. Unless otherwise set forth herein, the minimum building and pavement setback from perimeter property lines shall be 25 feet.
  - d. Building setback lines along all private internal streets shall be considered “build-to” lines as opposed to minimum setbacks, so that to the extent buildings are developed, such buildings shall be constructed so as to substantially “front” on such lines.
  - e. A building shall be considered to front a street if it has a front door of a majority of its units facing the internal street.
  - f. Lot coverage for buildings and paved areas combined shall not exceed 70% of the subarea acreage.
  - g. Buildings shall not be less than one and half stories and not more than three stories in appearance. The maximum building height shall not exceed 35 feet, measured to the eave. The first row of buildings adjacent to the south property line or to Harlem Road shall be a maximum of two stories in height.
  - h. The building footprints are schematic and may change depending on the final mix of building types. Garages

may be added or replaced with surface parking depending on the final mix of the building types. The orientation of the buildings and the internal street systems shall remain consistent with the PUD plan.

## 2. Single Family

- a. Minimum lot width 45 feet; minimum lot depth 100 feet.
- b. Principal building minimum sideyard 3 feet; minimum total sideyard 8 feet; outbuilding/attached garage minimum sideyard 0.
- c. Principal building minimum rear yard 24 feet; outbuilding/attached garage minimum rear yard 6 feet.
- d. Minimum front yard setback 25 feet; stoops and porches may encroach 8 feet into the front yard setback.
- e. Developer will not permit the placement of single family houses substantially similar in design next to or directly across the street from each other.
- f. Garage door opening(s) facing the street shall not exceed 45% of the width of the house façade (including the garage). Maximum width of a garage door which faces the street shall be ten feet.
- g. Double wide driveways are permitted provided that the garage is setback 2 feet from the front façade of the main building.

## **E. ACCESS, LOADING, PARKING, AND OTHER TRAFFIC-RELATED COMMITMENTS:**

1. All streets within this subarea may be private or public and shall provide for two-way traffic. Parking shall be permitted on both sides of all streets. Private alleys may be provided to the rear of buildings and shall allow for two-way traffic. Parking shall be prohibited in the alleys. Minimum pavement width for the street shall be 24 feet (access type roadway).
2. Parking at a minimum rate of 2 spaces per unit shall be provided. The required number of spaces shall be met through the use of a garage serving the unit, counting the parking space behind the garage in the driveway and/or on-street parking spaces near the unit.

## **F. BUFFERING, LANDSCAPING, OPEN SPACE, AND SCREENING COMMITMENTS:**

1. Street trees shall be required along the Harlem Road frontage and along all private streets in this subarea and shall be spaced at an average of 30 feet on center. Street trees shall be those specified in the Columbus Street Tree Program guidelines from the City of Columbus Forester. The minimum size at installation of all street trees shall be 2 1/2 inches in caliper. A row of street trees shall also be installed within the grass median at the entryway and within the boulevard at the southern end of the site; 30 feet on center.
2. Unless otherwise specified, the minimum size of all trees shall be 2 1/2 inch caliper for deciduous, 5 feet high for evergreens, and 1 1/2 inch caliper for ornamental trees.
3. All trees and landscaping shall be well-maintained. Dead items shall be replaced within six months or the next planting season whichever occurs first.
4. The developer shall have his landscape design reviewed by a registered Landscape Architect or landscape designer.
5. Along the south and west property lines the developer shall install a mixture of evergreen and deciduous trees (1 tree for every 40 linear feet along those property lines) in the areas where there is no existing vegetation.

6. The developer shall install the New Albany white 4 board horse fence along its Harlem Road frontage and shall install the New Albany white 3 board horse fence along the south side of the main entrance driveway from the Harlem Road fence eastward to the curbcut to the first intersecting driveway.

7. Reasonable and good faith efforts will be made to preserve existing trees occurring along the perimeter of this Subarea. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of wooded areas. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

8. The tree preservation area is shown on the submitted PUD drawing. This area shall be maintained in its natural state except for the removal of dead or diseased trees and the installation and maintenance of utilities.

#### **G. DUMPSTERS, LIGHTING, OUTDOOR DISPLAY AREAS, AND OTHER ENVIRONMENTAL COMMITMENTS:**

1. All external parking and street lighting shall utilize decorative type fixtures at a maximum of 20 feet in height. These lights shall have cut-off downcast fixtures, or bulbs. However, landscaping at entry locations may have up-lit or down-lit accent lighting, provided that the lighting does not spill off-site and that any ground mounted lighting shall be shielded and landscaped.

2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to ensure compatibility.

3. All parking lot lighting shall utilize high-pressure sodium, color corrected light fixtures.

4. Security lighting shall be of the "motion sensor" type.

5. Ground mounted lighting shall be shielded and landscaped.

6. All new or relocated utility lines shall be installed underground.

7. All waste and refuse shall be kept in containers and fully screened from view by a solid wall or fence that is compatible with the building's architecture.

**H. GRAPHICS AND SIGNAGE COMMITMENTS:** All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the AR-12, Apartment District for multi-family use or to the R-2, Residential District for single family use. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

#### **I. ARCHITECTURAL STANDARDS FOR MULTI-FAMILY:**

1. Building materials shall be natural in appearance, such as brick, brick veneer, stone, stone veneer, stucco stone, hardi-plank, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance metal and E.I.F.S. shall be permitted as accent features only.

2. All buildings shall provide fenestration (windows, shutters or trim detailing).

3. Sloped or pitched roofs shall be required.

4. Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20<sup>th</sup> Century.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

**SIGNATURE:**\_\_\_\_\_

**DATE:**\_\_\_\_\_

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